WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/07/05 15:45 2 pgs
Fees:13.00 Taxes:341.70

20050307-0024949

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February 2005

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR 25, 2006

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Nashville, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vladan Seidl, a married man		MAP 75-9
(NAME)	(NAME)	
3928 Plantation Drive		PAARCEL 32
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles W. Russell, II and Nancy J. Russell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vladan Seidl, ~~xxxxxxxx~~ and wife, Sheila Seidl

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Hermitage Hills, Section I, of record in Book 2900, Pages 48 and 49, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles W. Russell, II and wife, Nancy J. Russell by Deed from Wade H. Bobbitt and wife, Venita D. Bobbitt of record in Book 5565, Page 172, and by Divorce Decree of record in Instrument No. 20041202-0143876, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF HERMITAGE HILLS, SECTION I, AS OF RECORD IN BOOK 2900, PAGES 48 AND 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 2992, PAGE 53 AND BOOK 2998, PAGE 231, SAID REGISTER'S OFFICE.

unimproved ( )
This is improved (X) property, known as 3928 Plantation Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 22nd day of February 2005

Charles W. Russell, II

Nancy J. Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles W. Russell, II and Nancy J. Russell

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 22nd day of February, 2006.

Commission expires 3-25-2006

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public